

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**State Participating Jurisdictions**



**Participating Jurisdiction (PJ):** Massachusetts

**PJ's Total HOME Allocation Received:** \$219,016,855

**PJ Since (FY):** 1992

Category	PJ	National Average	National Rank*
<b><u>Program Progress:</u></b>			
% of Funds Committed	<span style="border: 1px solid black; padding: 2px;">96.12</span> %	<span style="border: 1px solid black; padding: 2px;">93.91</span> %	<span style="border: 1px solid black; padding: 2px;">19</span>
% of Funds Disbursed	<span style="border: 1px solid black; padding: 2px;">93.11</span> %	<span style="border: 1px solid black; padding: 2px;">86.82</span> %	<span style="border: 1px solid black; padding: 2px;">11</span>
Leveraging Ratio for Rental Activities	<span style="border: 1px solid black; padding: 2px;">13.15</span>	<span style="border: 1px solid black; padding: 2px;">3.97</span>	<span style="border: 1px solid black; padding: 2px;">2</span>
% of Completed Rental Disbursements to All Rental Commitments**	<span style="border: 1px solid black; padding: 2px;">97.44</span> %	<span style="border: 1px solid black; padding: 2px;">93.48</span> %	<span style="border: 1px solid black; padding: 2px;">19</span>
% of Completed CHDO Disbursements to All CHDO Reservations**	<span style="border: 1px solid black; padding: 2px;">91.67</span> %	<span style="border: 1px solid black; padding: 2px;">79.84</span> %	<span style="border: 1px solid black; padding: 2px;">5</span>
<b><u>Low-Income Benefit:</u></b>			
% of 0-50% AMI Renters to All Renters	<span style="border: 1px solid black; padding: 2px;">81.45</span> %	<span style="border: 1px solid black; padding: 2px;">80.08</span> %	<span style="border: 1px solid black; padding: 2px;">33</span>
% of 0-30% AMI Renters to All Renters**	<span style="border: 1px solid black; padding: 2px;">49.14</span> %	<span style="border: 1px solid black; padding: 2px;">37.15</span> %	<span style="border: 1px solid black; padding: 2px;">15</span>
<b><u>Lease-Up:</u></b>			
% of Occupied Rental Units to All Completed Rental Units**	<span style="border: 1px solid black; padding: 2px;">99.91</span> %	<span style="border: 1px solid black; padding: 2px;">98.63</span> %	<span style="border: 1px solid black; padding: 2px;">13</span>
<b><u>Overall Ranking:</u></b>			<span style="border: 1px solid black; padding: 2px;">3</span> / 51 PJs
<b><u>HOME Cost Per Unit and Number of Completed Units:</u></b>			
Rental Unit	<span style="border: 1px solid black; padding: 2px;">\$25,778</span>	<span style="border: 1px solid black; padding: 2px;">\$26,994</span>	<span style="border: 1px solid black; padding: 2px;">4,538</span> Units <span style="border: 1px solid black; padding: 2px;">58.2</span> %
Homebuyer Unit	<span style="border: 1px solid black; padding: 2px;">\$18,153</span>	<span style="border: 1px solid black; padding: 2px;">\$12,921</span>	<span style="border: 1px solid black; padding: 2px;">2,204</span> Units <span style="border: 1px solid black; padding: 2px;">28.3</span> %
Homeowner-Rehab Unit	<span style="border: 1px solid black; padding: 2px;">\$17,539</span>	<span style="border: 1px solid black; padding: 2px;">\$19,896</span>	<span style="border: 1px solid black; padding: 2px;">637</span> Units <span style="border: 1px solid black; padding: 2px;">8.2</span> %
TBRA Unit	<span style="border: 1px solid black; padding: 2px;">\$9,498</span>	<span style="border: 1px solid black; padding: 2px;">\$2,969</span>	<span style="border: 1px solid black; padding: 2px;">420</span> Units <span style="border: 1px solid black; padding: 2px;">5.4</span> %

\* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

\*\* - This category is double-weighted in the National Overall Ranking.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Massachusetts MA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$162,887	\$152,920	\$18,528
<b>State:*</b>	\$140,514	\$97,764	\$22,481
<b>National:**</b>	\$88,539	\$71,594	\$22,853

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.13

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	<span style="border: 1px solid black; padding: 2px;">43.1</span>	<span style="border: 1px solid black; padding: 2px;">51.2</span>	<span style="border: 1px solid black; padding: 2px;">95.1</span>	<span style="border: 1px solid black; padding: 2px;">49.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">29.2</span>	<span style="border: 1px solid black; padding: 2px;">16.5</span>	<span style="border: 1px solid black; padding: 2px;">2.5</span>	<span style="border: 1px solid black; padding: 2px;">36.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">1.7</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">23.9</span>	<span style="border: 1px solid black; padding: 2px;">25.2</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">12.6</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">45.4</span>	<span style="border: 1px solid black; padding: 2px;">16.9</span>	<span style="border: 1px solid black; padding: 2px;">31.6</span>	<span style="border: 1px solid black; padding: 2px;">25.0</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">23.9</span>	<span style="border: 1px solid black; padding: 2px;">19.5</span>	<span style="border: 1px solid black; padding: 2px;">23.4</span>	<span style="border: 1px solid black; padding: 2px;">28.1</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">16.6</span>	<span style="border: 1px solid black; padding: 2px;">25.7</span>	<span style="border: 1px solid black; padding: 2px;">13.8</span>	<span style="border: 1px solid black; padding: 2px;">26.0</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">8.6</span>	<span style="border: 1px solid black; padding: 2px;">22.0</span>	<span style="border: 1px solid black; padding: 2px;">17.3</span>	<span style="border: 1px solid black; padding: 2px;">12.1</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">4.1</span>	<span style="border: 1px solid black; padding: 2px;">10.6</span>	<span style="border: 1px solid black; padding: 2px;">8.5</span>	<span style="border: 1px solid black; padding: 2px;">6.7</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">3.9</span>	<span style="border: 1px solid black; padding: 2px;">3.9</span>	<span style="border: 1px solid black; padding: 2px;">1.2</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">27.1</span>	<span style="border: 1px solid black; padding: 2px;">25.5</span>	<span style="border: 1px solid black; padding: 2px;">14.6</span>	<span style="border: 1px solid black; padding: 2px;">69.5</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">26.3</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">34.4</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">33.4</span>	<span style="border: 1px solid black; padding: 2px;">29.4</span>	<span style="border: 1px solid black; padding: 2px;">15.1</span>	<span style="border: 1px solid black; padding: 2px;">10.5</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">10.5</span>	<span style="border: 1px solid black; padding: 2px;">38.5</span>	<span style="border: 1px solid black; padding: 2px;">34.5</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>
Other:	<span style="border: 1px solid black; padding: 2px;">2.7</span>	<span style="border: 1px solid black; padding: 2px;">5.3</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">16.2</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">41.6</span>	<span style="border: 1px solid black; padding: 2px;">3.1</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">16.6</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">40.0</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 892

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts State: MA

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 3

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 91.80%	<b>97.44</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 72.70%	<b>91.67</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>81.45</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.16%	<b>99.91</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.350	<b>1.07</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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